3 of 3

This instrument prepared by:
Dodson Parker & Behm, P.C.
Suite 400, 306 Gay Street
Nashville, TN 37201
(615) 254-2291

Davidson County DEEDWARR
Recvd: 08/20/04 12:24 5pgs
Fees:28.00 Taxes:11100.00
20040820-0100878

**WARRANTY DEED**

| ADDRESS OF NEW OWNER: | SEND TAX BILL TO: | MAP PARCEL NO.: |
|---|---|---|
| Trustee of the 1152 Crater Hill Trust<br>1025 16th Ave., South<br>Suite 202<br>Nashville, TN 37212 | Same | 144-07-5 |

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, Shelby S. Singleton, Jr. and wife, Mary R. Singleton("Grantors") have this day bargained and sold and do hereby transfer and convey unto the Trustee of the 1152 Crater Hill Trust ("Grantee"), his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, which is described as follows:

SEE ATTACHED EXHIBIT "A"

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $3,000,000.00.

Subscribed and sworn to before me this the 20th day of August, 2004.

LISA C. WOODRUFF NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN.

Affiant

Notary Public

My Commission Expires:

My Commission Expires SEPT. 16, 2006

This is improved property, known as 1152 Crater Hill Drive, Nashville, Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record; and to any and all zoning regulations, building restrictions, and applicable laws and ordinances. Further, Grantors do not warrant or covenant as to the description set forth in Exhibit A.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his successors, heirs and assigns, forever, Grantors covenant that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, other than as provided and excepted herein. Grantors further covenant and bind Grantors, and Grantors' heirs and representatives to warrant and forever defend the title to said real estate to the said Grantee, its successors, heirs and assigns against the lawful claims of all persons, other than as provided and excepted herein.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FORM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 20th day of August 2004.

SHELBY S. SINGLETON, JR.

MARY R. SINGLETON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Shelby S. Singleton, Jr. and wife, Mary R. Singleton, the within named Grantors, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained and that such was their free act and deed.

WITNESS my hand and seal, at office, this 20th day of August, 2004.

NOTARY PUBLIC

My Commission Expires

LISA G. WOODRUFF
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENN.
My Commission Expires SEPT. 16, 2006

**EXHIBIT A**

BEING A TRACT OF LAND LYING IN DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD SET ON THE NORTHERLY TERMINUS OF CRATER HILL DRIVE, 50 FEET IN WIDTH, AT A CORNER COMMON WITH THOMAS A. GOLPER, AS OF RECORD IN DEED INSTRUMENT NO. 199912080300854, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE LEAVING THE NORTHERLY TERMINUS OF CRATER HILL DRIVE WITH THE EASTERLY PROPERTY LINE OF THOMAS A. GOLPER AND BEING THE EASTERLY PROPERTY LINE OF CHICKERING HILLS SECTION 3, AS OF RECORD IN PLAT BOOK 2663, PAGE 17, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, NORTH 24 DEG 55 MIN 32 SEC EAST, 482.20 FEET TO AN EXISTING CONCRETE MONUMENT;

THENCE NORTH 34 DEG 54 MIN 09 SEC WEST, 53.30 FEET TO AN EXISTING CONCRETE MONUMENT AT A CORNER COMMON WITH STEPHEN W. WARD, AS OF RECORD IN DEED BOOK 9208, PAGE 190, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE WITH THE EASTERLY PROPERTY LINE OF SAID STEPHEN W. WARD AND ROGER A. SCHECTER, AS OF RECORD IN DEED BOOK 10490, PAGE 462, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, BEING THE EASTERLY PROPERTY LINE OF CRATER HILL MANOR, AS OF RECORD IN PLAT BOOK 8250, PAGE 147, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, NORTH 37 DEG 03 MIN 00 SEC WEST, 350.00 FEET TO AN EXISTING IRON ROD;

THENCE NORTH 32 DEG 53 MIN 14 SEC WEST, 273.35 FEET TO AN EXISTING IRON ROD;

THENCE NORTH 40 DEG 38 MIN 56 SEC WEST, 377.44 FEET TO AN EXISTING CONCRETE MONUMENT AT A CORNER COMMON WITH PHILLIP C. BURNETT, AS OF RECORD IN DEED INSTRUMENT NO. 20020122008571, AND PETER D. VOYSEY, AS OF RECORD IN DEED BOOK 8637, PAGE 575, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE WITH THE EASTERLY PROPERTY LINE OF SAID PETER D. VOYSEY, BEING THE EASTERLY PROPERTY LINE OF SAID CHICKERING HILLS SECTION 3, NORTH 04 DEG 50 MIN 04 SEC WEST, 102.64 FEET TO AN EXISTING IRON ROD AT A CORNER COMMON WITH PATRICIA K. COLTON, AS OF RECORD IN DEED INSTRUMENT NO. 20010820089804, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE WITH THE SOUTHERLY PROPERTY LINE OF SAID PATRICIA K. COLTON, BEING THE SOUTHERLY PROPERTY LINE OF SECTION THREE CHICKERING PARK, AS

OF RECORD IN PLAT BOOK 2663, PAGE 90 AND 91, NORTH 74 DEG 25 MIN 04 SEC EAST, 264.50 FEET TO AN EXISTING CONCRETE MONUMENT;

THENCE SOUTH 79 DEG 15 MIN 02 SEC EAST, PASSING AN EXISTING IRON ROD AT 73.65 FEET AT A CORNER COMMON WITH DAVID L. MOBERG, AS OF RECORD IN DEED BOOK 11425, PAGE 599, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, FOR A TOTAL OF 146.01 FEET TO AN EXISTING IRON ROD;

THENCE WITH THE WESTERLY PROPERTY LINE OF SAID SECTION THREE CHICKERING PARK, DAVID L. MOBERG, G. SIAMI, AS OF RECORD IN DEED BOOK 5857, PAGE 323, DAVID ZAGER, AS OF RECORD IN DEED BOOK 11047, PAGE 386, ERNEST GENDRON, AS OF RECORD IN DEED BOOK 8100, PAGE 490, RICHARD NORVELL, AS OF RECORD IN DEED BOOK 4917, PAGE 345, SIDNEY L. PILSON, AS OF RECORD IN DEED BOOK 5750, PAGE 797, CHARLES F. FEDERSPIEL, AS OF RECORD IN DEED BOOK 3704, PAGE 611, HOWARD B. OLSON, AS OF RECORD IN DEED BOOK 3000, PAGE 499 AND DONALD I. MCKENZIE, AS OF RECORD IN DEED BOOK 9238, PAGE 817, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, THE FOLLOWING CALLS, SOUTH 79 DEG 21 MIN 13 SEC EAST, 55.23 FEET TO AN EXISTING IRON ROD;

THENCE SOUTH 25 DEG 20 MIN 50 SEC EAST, 645.00 FEET TO AN EXISTING CONCRETE MONUMENT;

THENCE SOUTH 27 DEG 45 MIN 39 SEC EAST, 490.00 FEET TO AN EXISTING CONCRETE MONUMENT;

THENCE SOUTH 09 DEG 26 MIN 03 SEC EAST, 430.00 FEET TO AN EXISTING CONCRETE MONUMENT;

THENCE SOUTH 07 DEG 58 MIN 13 SEC WEST, 387.53 FEET TO AN EXISTING CONCRETE MONUMENT ON THE NORTHERLY PROPERTY LINE OF BECKY F. SOHR, AS OF RECORD IN DEED BOOK 10006, PAGE 526, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE WITH THE NORTHERLY PROPERTY LINE OF SAID BECKY F. SOHR, NORTH 87 DEG 28 MIN 29 SEC WEST, 287.99 FEET TO AN EXISTING CONCRETE MONUMENT AT A CORNER COMMON WITH CYNTHIA H. LUNA, AS OF RECORD IN DEED INSTRUMENT NO. 20020405041890, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE WITH THE EASTERLY PROPERTY LINE OF SAID CYNTHIA H. LUNA, BEING THE EASTERLY PROPERTY LINE OF SECTION 1 CHICKERING PARK, AS OF RECORD IN PLAT BOOK 2854, PAGE 22, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, NORTH 27 DEG 29 MIN 56 SEC EAST, 55.40 FEET TO AN IRON ROD SET;

THENCE NORTH 15 DEG 06 MIN 00 SEC WEST, 258.40 FEET TO AN EXISTING IRON ROD;

THENCE NORTH 65 DEG 56 MIN 06 SEC WEST, 198.10 FEET TO AN IRON ROD SET ON THE NORTHERLY TERMINUS OF SAID CRATER HILL DRIVE;

THENCE WITH THE NORTHERLY TERMINUS OF CRATER HILL DRIVE ALONG A CURVE TO THE LEFT WITH AN ARC LENGTH OF 30.50 FEET, THE RADIUS OF WHICH IS 50.00 FEET, THE CENTRAL ANGLE OF WHICH IS 34 DEG 57 MIN 02 SEC, THE CHORD OF WHICH IS NORTH 47 DEG 36 MIN 13 SEC WEST, 30.03 FEET TO THE POINT OF BEGINNING, CONTAINING 730,336 SQUARE FEET (16.766 ACRES MORE OR LESS).

BEING THE SAME PROPERTY CONVEYED TO SHELBY SINGLETON CORPORATION BY DEED FROM GEORGE HENRY TYNE AND WIFE, ROBERTA CREW TYNE, OF RECORD IN BOOK 4542, PAGE 939, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. FURTHER, BEING THE SAME PROPERTY CONVEYED TO SHELBY S. SINGLETON, JR., A SINGLE PERSON, BY QUITCLAIM DEED FROM SHELBY SINGLETON CORPORATION, A DELAWARE CORPORATION, OF RECORD IN BOOK 8941, PAGE 154, SAID REGISTER'S OFFICE. THE SAID SHELBY S. SINGLETON, JR., HAVING CONVEYED TO MARY R. SINGLETON A ONE-HALF UNDIVIDED INTEREST BY QUITLCLAIM DEED, AS OF RECORD IN INSTRUMENT NO. 200006140059485, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

GRANTORS DO NOT WARRANT OR COVENANT AS TO THE DESCRIPTION SET FORTH IN THIS EXHIBIT A